

**Notice of Intent to Adopt  
Subsequent Mitigated Negative Declaration for Big Canyon Subdivision  
City of Newport Beach  
ND 2010-006 (PA No. 2010-092)**

The City of Newport Beach has completed a subsequent initial study and mitigated negative declaration for the Big Canyon Subdivision project. Mitigated Negative Declaration No. ND2010-006 was approved for General Plan Amendment No. GP2007-008, Planned Community Text Amendment No. PD2007-008, and Parcel Map No. NP2007-029 (PA2007-210) to allow the creation of a new single-family residential parcel at 10 Big Canyon. The applicant proposes additional grading to raise the existing grade on the project site by 10 feet to improve the integrity of the currently wet alluvial soils and create a pad for future development of a single-family residence on the subject property within the PC-8 (Big Canyon Planned Community) Zoning District). Approximately 12,000 cubic yards of soil will be removed and spread over a 1.8 acre area on the northern portion of the subject property and across the Big Canyon Golf Course (1850 Jamboree Road) adjacent to the subject property to the northwest. An additional 7,000 cubic yards of soil will be exported to a spoils site located at the east end of the golf course adjacent to MacArthur Boulevard (1850 Jamboree Road). Following removal of soil from the project site, 45,000 cubic yards of soil will be imported from the Orange County Sanitation District (10844 Ellis Avenue, Fountain Valley, CA) to replace unusable soil with "clean" imported fill and will raise the pad for subsequent development of the project site. Project grading is expected to occur over a 60-day period beginning in March of 2012. Included in the grading project is the enclosure of 175 square feet (0.004 acre) of the existing relict drainage feature into a single, 48-inch corrugated metal pipe to redirect the drainage feature on the Big Canyon Golf Course.

Development of the proposed project would require the following entitlements from the City of Newport Beach:

- Issuance of a grading permit from the City of Newport Beach Building Department.

On the basis of the Initial Study, City staff has concluded that the project would not have a significant impact on the environment and has therefore recommended adoption of a Mitigated Negative Declaration (MND). The MND reflects the independent judgment of City staff and recognizes project design features, previous environmental evaluations, and standard construction and engineering practices, requiring review and reevaluation of future projects as contributing to avoidance of potential impacts. The project site does not include any sites on an Environmental Protection Agency hazardous waste site list compiled pursuant to Government Code Section 65962.5.

The MND is available for a 30-day public review period beginning June 28, 2011 and ending July 28, 2011. Copies of the document are available for review at 3300 Newport Boulevard, Newport Beach, CA 92658 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. The document can also be accessed online at: <http://www.newportbeachca.gov/index.aspx?page=1347>. Additionally, copies of the document are also available for review at the following City public libraries:

- Newport Beach Public Library: Central Library, 1000 Avocado Avenue,
- Newport Beach Public Library: Mariner's Branch, 1300 Irvine Avenue,
- Newport Beach Public Library: Balboa Branch, 100 Balboa Boulevard
- Newport Beach Public Library: Corona Del Mar, 420 Marigold Avenue

Any written comments on the proposed project must be received no later than Friday, July 28, 2011, at 5:00 p.m. to the attention of Makana Nova at the address listed below.

The Community Development Director is scheduled to consider this item on August 4, 2011, at the City of Newport Beach City Hall, 3300 Newport Boulevard, Building C, Newport Beach, CA 92658. For additional information, please contact Makana Nova, Assistant Planner, at (949) 644-3249 or at [mnova@newportbeachca.gov](mailto:mnova@newportbeachca.gov).

Makana Nova, Assistant Planner  
City of Newport Beach  
Community Development Department, Planning Division  
3300 Newport Boulevard, Bldg. C  
Newport Beach, CA 92658-8915